



City of Hampton, VA

Zoning Notice of Action

City Council

22 Lincoln Street
Hampton, VA 23669
www.hampton.gov

*Randall A. Gilliland, Angela Lee Leary, Charles N. Sapp, Joseph H. Spencer, II,
Turner M. Spencer, Rhet Tignor, Ross A. Kearney, II, Mayor*

Staff:

George E. Wallace, City Manager

A. Paul Burton, City Attorney

Katherine M. Werner, Interim Clerk of Council

Wednesday January 26, 2005

7:30 PM

Council Chambers, 8th Floor, City Hall

<p>TO: City Attorney, City Assessor, Codes Compliance, Economic Development, Planning Department, City Engineer and Public Works</p>

05-0024

Rezoning Application No. 1198 by Eugenia Walters to rezone properties at 300 & 302 Columbia Avenue from Neighborhood Commercial (C-1) to One-Family Residence District (R-11) for the construction of a single-family home. C-1 permits retail sales of convenience goods and personal services, multifamily and offices. R-11 permits single-family dwellings at a density of 3.5 to 4.5 units per acre. The 2010 Comprehensive Plan recommends residential development.

Approved on Second and Final Reading, subject to three (3) conditions.

1. The current property owner may voluntarily proffer conditions that will supplement the specific district regulations to the extent that:
 - (a) The rezoning itself necessitates the conditions;
 - (b) Such conditions have a reasonable relation to the rezoning; and
 - (c) All conditions are in conformity with the Comprehensive Plan.
2. When conditions include the dedication of real property or payment of cash for facilities, such property shall not be transferred nor such payment made to the City until the facilities for which such condition is intended are included in the adopted Capital Improvements Plan. The conditions shall provide for the disposition of such property or payment in the event it is not used for the purpose for which proffered.
3. Once proffered and accepted as part of an amendment to the Zoning Ordinance, such conditions shall continue in effect until a subsequent amendment changes the zoning of the property covered by the conditions; however, such conditions continue if the subsequent amendment is part of the Comprehensive implementation or a new or substantially revised zoning ordinance.

05-0015

Resolution to Amend the "Hampton Roads Center II Master Plan" by the City of Hampton. Proposed amendments to the master plan serve to rename the Plan; enable a broader mix of uses; modify development standards, the street network and site access; and addresses design, implementation and management of park infrastructure and park signage. The vision of the proposed plan amendment is represented in illustrative plans. R-11 permits single-family homes at a density of 3.5 to 4.5 units per acre. C-3 permits semi-industrial commercial uses.

Approved on Second and Final Reading.

- 05-0016 **Zoning Ordinance Amendment by the City of Hampton to amend Chapter 17.3, Article XIII (SPI-Hampton Roads Center II)** to rename the Article "SPI-Hampton Roads Center North Campus;" add retail, service retail, hotels, medical services, and educational uses as permitted uses; delete machine shop, metal fabrication, truck or freight terminal, wholesale merchandising, warehousing, distribution center, ice and cold storage plant, and materials/equipment/storage yards; limit manufacturing uses to light manufacturing; establish use areas for permitted uses; implement variable width setbacks for parking lots and buildings; increase parking lot green area requirements from 4% to 10%; set a minimum standard for the number and size of vehicle parking stalls and trees.

Approved on Second and Final Reading.

- 05-0014 **Zoning Ordinance Amendment by the City of Hampton to amend Chapter 17.3, Article VI (Special Public Interest District-Hampton Roads Center)** to permit medical and dental offices, including out-patient ambulatory care; allow warehousing and distribution as accessory uses; permit the assembly of products such as computers and communications devices; and allow supporting uses such as branch banks and restaurants as accessory uses within office buildings.

Approved on Second and Final Reading.

- 05-0024 **Rezoning No. 1198** by Eugenia Walters to rezone properties at 300 & 302 Columbia Avenue from Neighborhood Commercial (C-1) to One-Family Residence District (R-11) for the construction of a single-family home. C-1 permits retail sales of convenience goods and personal services, multifamily and offices. R-11 permits single-family dwellings at a density of 3.5 to 4.5 units per acre. The 2010 Comprehensive Plan recommends residential development.

Approved on Second and Final Reading subject to the following three (3) conditions:

1. The current property owner may voluntarily proffer conditions that will supplement the specific district regulations to the extent that:
 - (a) The rezoning itself necessitates the conditions;
 - (b) Such conditions have a reasonable relation to the rezoning; and
 - (c) All conditions are in conformity with the Comprehensive Plan.
2. When conditions include the dedication of real property or payment of cash for facilities, such property shall not be transferred nor such payment made to the City until the facilities for which such condition is intended are included in the adopted Capital Improvements Plan. The conditions shall provide for the disposition of such property or payment in the event it is not used for the purpose for which proffered.
3. Once proffered and accepted as part of an amendment to the Zoning Ordinance, such conditions shall continue in effect until a subsequent amendment changes the zoning of the property covered by the conditions; however, such conditions continue if the subsequent amendment is part of the Comprehensive implementation or a new or substantially revised zoning ordinance.

Katherine M. Werner
Interim Clerk of Council

